

Board of County Commissioners
Agenda Request

Attachment # 2
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Date of Meeting: July 27, 2004
Date Submitted: July 21, 2004
To: Honorable Chairman and Members of the Board
From: Parwez Alam, County Administrator *PA*
Tony Park, P.E., Public Works Director
Subject: Killearn Lakes Units 1 and 2 Sewer Project Report

Statement of Issue:

A Status report on Killearn Lakes Units 1 and 2 Sewer Project.

Background:

At the July 13, 2004 meeting, the Board requested that additional information be brought back at the July 27, 2004 meeting. Specifically, the Board asked for the following information:

1. Status of the Blueprint 2000 review and acceptance of the documentation that will allow the County to dedicate \$5 million of Blueprint funds to the Killearn Lakes Units 1 and 2 Sewer Project.
2. Status of the sewer project design, including a timeline of actions taken to date and a projection of the timing and events necessary for completion.
3. Status of the Killearn Lakes Units 1 and 2 septic system including a timeline of actions and events leading up to the current status.
4. Discussion of establishing a Legislative Priority to seek State funding to resolve this issue.
5. Discussion of the merits of a potential Moratorium on construction in Killearn Lakes Units 1 and 2 until a sewer system can be completed and ready for service.

Analysis:

Utilization of \$5 Million of Blueprint 2000 funds for a Sewer Project

Commissioner Grippa presented an item to the Board's regular meeting on August 26, 2003 regarding assistance with water quality and flooding concerns in the Killearn Lakes neighborhood. The Board determined that \$5 million from the Blueprint 2000 Stormwater and Water Quality Enhancement Program is to be dedicated to the construction of a central sanitary sewer system in the areas of Killearn Lakes currently using septic tanks and directed staff to process the application with Blueprint 2000 to achieve that direction.

Current requirements provide that the project must be determined to comply with the Blueprint 2000 Intergovernmental Agency (IA) criteria for the use of the Stormwater and Water Quality Enhancement Program funds. County Stormwater Engineering staff provided copies of available water quality data and a description of the proposed Septic to Sewer project to the Blueprint 2000 staff on October 24, 2003. The information was forwarded to, and reviewed by, Environmental Research & Design, Inc. (ERD). ERD requested additional data supporting the County position that central sewer construction would improve the water quality in Lake Iamonia.

At the February 10, 2004 regular meeting, staff requested approval to obtain specific sampling to comply with the Blueprint funding criteria. The drought conditions over the past year subsided during this spring and allowed sampling of stormwater runoff at various locations in Units 1 and 2. A draft report dated June 23, 2004 was submitted to County Growth Management staff by McGlynn Laboratories, Inc., as part of the Lakes Monitoring Project. The draft report addressed the sampling in addition to information regarding the Killearn Lakes ponds. Excerpts from the report relating to the Units 1 and 2 sampling results are provided (Attachment # 2a). Preliminary review by the Leon County Health Department does not conclusively link the bacterial contamination to human waste (Attachment # 2b).

The draft report was submitted to ERD on July 14, 2004 as directed by the Board to obtain approval for Blueprint funding. The preliminary ERD review also questions the link between the bacteria and human waste. Characterization of the bacteria can be included in the more comprehensive sampling plan previously approved by the Board and intended to be initiated after receipt of this preliminary data.

Killearn Lakes Units 1 and 2 Sewer Project Status and Timeline

The attached Killearn Lakes Sewer Project Events Log describes the timing of actions to date relative to the development of the Killearn Lakes Sewer Project and also projecting a possible timing scenario for the completion of the project (Attachment # 2c). The time estimates presented in this log are intended to be reasonable, but are not known time requirements at this time. It is quite possible that the completion of the project may be later than May, 2007. This projection of project completion is dependent upon a number of variables that may have significant impacts on the ultimate completion date. These variables are discussed as follows:

Utility Service Provider

This timeline assumes that a Utility Service Provider (Provider) will be available to activate the completed collection system being built by the County when it is complete. It must be noted that at this time there is no utility provider available for the project. If Talquin Electric were to determine that they could construct facilities and provide this service, it is not known what the extent of that construction may be or what the design, permitting and construction time-frame might be. The City of Tallahassee may have capacity, but it is not known what issues may surround their becoming the provider or what the time requirement may be to resolve those issues. The utility provider issue could have significant impacts to the project timeline and is a critical issue to be addressed as a part of the recently authorized Study and Report Phase of the project design.

Project Design Costs

The costs associated with the completion of design, after the Study and Report Phase is completed, will be developed as a part of that phase of design activity. These costs may vary depending on the complexity of the system identified for design and construction during the Study and Report activities. For example, if vacuum or low pressure systems are identified as the best option, the fees would be less due to the fact that extensive surveying and detailed design of every foot of pipe installation would not be required. However, if a gravity system is selected, the project would be quite complex and would also include design of roadways and other features that would have to be removed and reconstructed.

The Study and Report Phase cost has been established at \$100,000. It is expected that the total cost for design fees and permitting could range between \$400,000 and \$600,000.

Project Funding

It is staff's understanding that the Board has committed to the payment of costs associated with the development of construction plans for the collection system and the determination of how the sewerage will be treated and disposed. By doing this, the Board is providing a valuable service to the community by establishing with reasonable accuracy the cost and impacts of the project. This information will be essential in the determination of how the project will be funded. Funding options include:

1. Development of a 2/3 Project (Homeowners pay 100% of cost, less design)
2. General Assessment of the benefitted properties within a geographic area
3. State of Florida Grant Funds
4. County participation with homeowners in a share of the cost
5. County funding 100% of the project

Most of the funding options described above can be developed concurrently with the design and permitting of the project. However, some funding sources may have timelines that exceed the project design timeline and therefore have impacts on the schedule. Rededication of staff and consultant resources in support of seeking funding could also impact the timeline.

Killearn Lakes Units 1 and 2 Septic System Historical Timeline

The attached *Chronological Overview/Summary of Major Sewer and Drainage Issues in Killearn Lakes Units 1 and 2* provides the requested status (Attachment # 2d). In an attempt to keep the list more functional, repetitive occurrences associated with a single activity are not listed.

Legislative Priority for State Funding of the Killearn Lakes Units 1 and 2 Sewer Project

Public Works staff will assist other County staff in the development of a Legislative Priority to obtain funding for the Sewer Project from the State. More on this will be addressed during the workshop on 2005 Legislative Issues.

Moratorium Discussion

Public Works is aware that the County Attorney's Office is developing the process for the establishment of a moratorium on new home construction in Killearn Lakes Units 1 and 2 until such time as a central sewer system is available. Staff notes that this moratorium will have no effect on home construction where permits have already been issued. Staff also notes that, if the moratorium were not to be put into effect, new home construction in this area would be based upon advanced wastewater treatment systems, not septic tanks, due to recent County Code revisions. Generally, these systems do not present the negative effects that septic tanks cause and are not as objectionable for environmental reasons.

Staff also notes that the County Attorney's office has advised that the Moratorium may be in effect for no more than 18 to 24 months and at the end of that time period a functional sewer system must be available. It is staff's opinion that the earliest reasonable date to expect that a functional sewer system will be available will be at least 36 months from now, and there are no assurances that a Utility Provider will be available prior to that time.

Attachments:

- 2a. Excerpts from the Draft Report titled: An Investigation of the Lake Arrowhead Drainage to Lake Iamonia by McGlynn Laboratories, Inc.
- 2b. Department of Health Comments on Killearn Chain of Lakes Draft Report
- 2c. Killearn Lakes Sewer Project Events Log
- 2d. Chronological Overview/Summary of Major Sewer and Drainage Issues in Killearn Lakes Units 1 and 2

PA/TP/JLB/jlb/bp